

10544/21

2-10519/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল, WEST BENGAL

AG 310519

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District S.A. Registrar
P. Bahin, South 24 Parganas

6 SEP 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We (1). SMT. RANJANA NAG, (PAN ADTPN9235C), having Aadhaar No 985306331926 (Mob. No. 8017550661) wife of Late Swapan Kumar Nag, by Faith- Hindu, by Occupation-Housewife, by Nationality- Indian, residing at 113/21/3, Rama Krishna Sarani, Police Station and Post Office- Parnasree, Kolkata-700060, District- South 24 Parganas and (2) SMT. ANJANA AICH, (PAN- APEPA8581R), having Aadhaar No 942271075161 (Mob. No. 9873713843) wife of Monoj Kanti Aich, by

Handwritten notes and signatures on the left side of the page, including a signature and the number 8001686804.

17 JUN 2021

1997

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

PINAKI HANUIN DAS
ADVOCATE
Regd. No.-WB/1342/2003
Alipore Judges & Criminal Court

- Ranjana Nag



7980



- Ranjana Nag

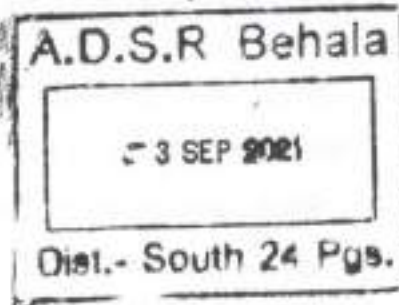


7981

- Anjana Rish



7982



- Chang (SUBHANKAR DAS)



7983

P. Anjali Arora

Major Information of the Deed

Deed No :	I-1607-10519/2021	Date of Registration	06/09/2021
Query No / Year	1607-8001686804/2021	Office where deed is registered	
Query Date	03/09/2021 11:18:49 AM	1607-8001686804/2021	
Applicant Name, Address & Other Details	Pinaki Ranjan Das Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. 9433100811, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 71,80,197/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160710415/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, , Premises No: 313, , Ward No: 129 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 2 Chatak	10,00,000/-	71,50,197/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				11.7563Dec	10,00,000 /-	71,50,197 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RANJANA NAG (Presentant) Wife of Late Swapan Kumar NAG 113/21/3, Rama Krishna Sarani, City- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : ADxxxxxx5C, Aadhaar No: 98xxxxxxxx1926, Status :Individual, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Pvt. Residence
2	ANJANA AICH Wife of Monoj Kanti AICH D-74, Golmohar Park,, City:- , P.O.- Golmohar Park, P.S.-CHANKYA PURI, District:- New Delhi, Delhi, India, PIN:- 110049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : APxxxxxx1R, Aadhaar No: 94xxxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EMMCON P- 207, Goalapara Road (R. K. Sarani),, City- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No. : AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBHASIS CHATTERJEE Son of Late Deb Ranjan CHATTERJEE P- 207, Goalapara Road (R. K. Sarani),, City- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No. : AExxxxxx5F, Aadhaar No: 92xxxxxxxx2407 Status : Representative, Representative of : EMMCON (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pinaki Ranjan Das Son of Late N. C. Das Alipore Court, City:- , P.O.- Alipore, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier OF RANJANA NAG, ANJANA AICH, SUBHASIS CHATTERJEE			

Transfer of property for L1

St.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-5.87813 Dec
2	ANJANA AICH	EMMCON-5.87813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-50.00000000 Sq Ft
2	ANJANA AICH	EMMCON-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160710519 / 2021

On 03-09-2021

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 15:00 hrs on 03-09-2021, at the Private residence by RANJANA NAG, one of the Executants

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 71,80,197/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 03/09/2021 by 1. RANJANA NAG, Wife of Late Swapan Kumar NAG, 113/21/3, Rama Krishna Sarani, P.O: PARNASHREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. ANJANA AICH, Wife of Monoj Kanti AICH, D-74, Golmohar Park,, P.O: Golmohar Park, Thana: CHANKYA PURI, , New Delhi, DELHI, India, PIN - 110049, by caste Hindu, by Profession House wife

Identified by Mr Pinaki Ranjan Das, , Son of Late N. C. Das, Alipore Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) - [Representative]

Execution is admitted on 03-09-2021 by SUBHASIS CHATTERJEE, PARTNER, EMMCON, P- 207, Goalapara Road (R. K. Sarani),, City:- , P.O:- PARNASHREE, P.S.-Behala, District-South 24-Parganas, West Bengal, India, PIN.- 700060

Identified by Mr Pinaki Ranjan Das, , Son of Late N. C. Das, Alipore Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 06-09-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1097, Amount: Rs.100/-, Date of Purchase: 17/06/2021, Vendor name: Subhankar Das

Md Iyaraftun Gazi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 386390 to 386417

being No 160710519 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.09.14 16:02:47 +05:30
Reason: Digital Signing of Deed.

Sandip Biswas

(Sandip Biswas) 2021/09/14 04:02:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

Faith- Hindu, by Occupation- House wife, by Nationality- Indian, at present residing at D-74, Golmohar Park, New Delhi, Pin-110049, hereinafter jointly called and referred to as the

PRINCIPALS/EXECUTANTS: SEND GREETINGS:

WHEREAS we, the Principals/Executants herein are seized and possessed of **ALL THAT** piece and parcel of land measuring an area of 5 Cottah 12 Chhitaks of land be the same a little more or less together with two Storied Building standing thereon comprised in C.S. Dag No. 6465 corresponding to R.S. Dag No. 7175 under C.S. and R.S. Khatian No.1893 in Mouza- Behala under Police Station Behala now Parnasree under Collectorate Touzi No. 346, J. L. No. 2, Rev. Survey No. 83, Pargana- Balia, within the then municipal limits of the South Sub-Urban Municipality now within the limits of the Kolkata Municipal Corporation in its Ward No. 129, A.D.S.R.- Behala, in the then District of 24 Parganas now South 24 Parganas, lying and situates at municipal Premises No. 313, Rama Krishna Sarani, Kolkata-700060 (after amalgamation) being Postal Premise No. 113/21/3 Rama Krishna Sarani, Kolkata-700060, within the municipal limits of the Kolkata Municipal Corporation, in its Ward No. 129, A.D.S.R.O.- Behala in the District of South 24 Parganas,

AND WHEREAS we being the Executants/Principals herein have decided to develop our said property by way of constructing a Multistoried Building thereon consisting of several Self Contained Flats/Units, Car Parking Spaces, if any and other spaces in accordance with the sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation partly for our residential purpose and partly to be sold to any intending Purchaser/s and for the said purpose we have already entered into a The Joint Venture Development Agreement was registered at A.D.S.R Behala on. 03/09/2021 and recorded in Book no. 1, Being no. 1607104/15/2021 for the year 2021 duly registered in the Office of the A.D.S.R. Behala with **EMMCON (PAN- AAGFE9242C)**- a Partnership Firm having its Office at P- 207, Goalapara Road (R. K. Sarani), Post Office and Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, represented by one of its Partners **SRI**

SUBHASIS CHATTERJEE son of Late Deb Ranjan Chatterjee, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at P-207, Goalapara Road (R. K. Sarani), Post Office and Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, for the development of our property at Municipal Premises No. 313, Ramkrishna Sarani, being Postal Premises No. 113/21/3 Ramkrishna Sarani, Kolkata-700060, within Ward No. 129 of the Kolkata Municipal Corporation under the certain terms and conditions as are stipulated therein.

AND WHEREAS in terms of the said Agreement for Development both the **LANDOWNERS** and the **DEVELOPER** duly finalized their respective allocation in the said Building to be constructed over the said premises more fully and particularly mentioned in the '**SCHEDULE**' hereunder written.

AND WHEREAS in pursuance of the said Joint Venture Agreement and in pursuance of the understanding between us it has become necessary and also expedient for us to appoint Attorney/s or Agent/s to look after our affairs during our absence concerning the said property and to move different offices regarding our said property on behalf of us.

NOW KNOW BY THESE PRESENTS we. (1) **SMT. RANJANA NAG** and (2).**SMT. ANJANA AICH** the Executants herein hereby nominate, constitute and appoint **SRI SUBHASIS CHATTERJEE** son of Late Deb Ranjan Chatterjee residing at P-207, Goala Para Road, Post Office and Police Station- Parnasree, Kolkata-700060, District- South 24 Parganas, as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the '**SCHEDULE**' hereunder written.

a) To apply to the Kolkata Municipal Corporation and/or any other authorities concern for sanction, verification and/or modification of

whatsoever manner or nature in respect of the Plan or Plans that is to be sanctioned by the Kolkata Municipal Corporation authority and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to sign, issue and receive all such or relevant applications, maps, plan, proposal plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at his absolute discretion shall think fit and proper for and on our behalf.

b) That the said Attorney herein shall always be able to sign, execute, issue and deliver all Affidavits, Indemnity Bonds, Undertaking, Deed of Gifts, Deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the Kolkata Municipal Corporation or any other authorities of whatsoever manner or nature for the necessary sanction of Building Plan to fulfill the interest of the principals hereto and at the same time the Attorney herein shall always be able to register the aforesaid documents before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

c) To construct, build, erect a Building of whatsoever manner or nature according to the sanctioned Building Plan or Plans over the 'SCHEDULE' noted property and to complete the construction of the said Building in the said Premises according to the Plan or Plans that is to be sanctioned by The Kolkata Municipal Corporation authority of whatsoever manner or nature.

d) To appear for and represent us before The Kolkata Municipal Corporation for re-assessment, mutation separation, to obtain Tax clearance Certificate, Revenue Certificate, to pay taxes, Building Plan fees and sign all applications or objections.

e) To sign letters, correspondence and documents and to receive all papers, documents, maps or plans from The Kolkata Municipal Corporation K.I.T., K.M.D.A., Improvement Trust, Fire Brigade, Housing Board of West Bengal and any local and all

Government/Semi Govt. offices and to sign on our behalf all necessary forms, applications, petitions and documents and grant proper effectual receipts and discharges thereof.

f) For the aforesaid purpose to sign and to make and execute all applications to the appropriate government departments and other authorities competent for granting necessary Licenses, permission for construction of Building, sewerage, drainage, electric connection on the said premises or any part thereof and to apply for and obtain necessary permission, if required, for cement, steel and other Building materials but in all cases the said Attorney shall be liable to spend money whatsoever required on our behalf without any precondition and without any demand in future.

g) All cost, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatsoever required for dismantling existing building, erection, construction and completion at the new Building its materials, fittings, and fixtures in all respect, including temporary and residential connections, of water, sewerage, electricity in accordance with law and other amenities for the Building shall be paid and borne by the Attorney and the Principals have no responsibilities and/or liability and/or liabilities towards payment of any dues, liabilities, costs, charges and expenses by whatsoever name called relating to and/or arising there-from in any manner of whatsoever nature.

h) To appoint any Architect, Engineer or other or persons for drawing plans and submission for the same before the Kolkata Municipal Corporation or before any other competent Authority, as necessary to construct new Building on the said property.

i) To take steps and/or endeavour regarding sale and/or disposal i.e. to enter into the agreement for sale with any intending Purchaser/s of any part or portions of the said property, save and except the **OWNERS'** allocations as clearly mentioned in the Agreement as stated hereinabove.

- j) To enter into Agreement and to sign and execute Agreement/s with prospective buyer/s of the flats, covered spaces and/or other spaces of the **DEVELOPER'S** allocation except the portion reserved for the Owners/Principals in the proposed Building to be constructed on the said property and to receive, realize and collect all purchase money either in full or in part or in advance by way of earnest money and payment of purchase money from each prospective buyer/s and/or purchaser/s and to give, sign and grant effective receipts and discharge for the same. The Principals are free from all liabilities arising out of the above act of the Developer and intending Purchaser/s will have no claim on Principals.
- k) To sell or transfer, assign the Flats, Covered Spaces and/or Other Spaces except the portion reserved for the Owners/ Principals in the proposed Building by signing and/or executing documents, deeds, conveyance and other assurance of property in favour of the property buyers and/or purchasers of the Flats, Car Parking Spaces, Covered Spaces and/or other Spaces and to present such documents, its conveyance and other assurances of the property thereof before the appropriate Registering authorities and/or offices and their Registration in due form of law upon receipt by them the entire consideration and/or purchase money from the prospective buyers.
- l) To present such Deed of Conveyance or Conveyances for registration, to admit execution before the Addl. District Sub-Registrar or District Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorney shall consider necessary for conveying the said constructional areas to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same, if we personally present.
- m) To make Affidavits and Declaration, Indemnity Bonds and other writings before the Kolkata Municipal Corporation or before any other authority and the Attorney is competent to sign and execute all sorts

of papers and documents on our behalf and we hereby undertake to ratify the same, as if, those acts are done by us as our lawful duty in terms of Agreement already executed by us.

n) To apply for drainage, sewerage, electric, telephone, water and other connection for assessing and/or re-assessing and/or reviewing the assessment of taxes or impositions and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said Attorney before the proper Authority or Authorities.

o) To appoint Engineers, Architects and Other Agents, Sub-Contractors, Care Takers as the said Attorney shall think fit and proper and to make payment of their fees and charges as being expressly agreed that in no event we the Owners shall be liable for any fees, charges of such Architects, Engineers and Other Agents and/or Contractors.

p) To deal with and/or negotiate with any persons regarding any dispute that may arise with any person or persons of the locality.

q) This Power of Attorney shall remain valid and operative till the completion of the construction of the said Building on the said premises as per time schedule mentioned in the said Development Agreement and till the completion of registration of the Deed of Conveyance/s of the proportionate share of land in the said premises together with all rights of use of common areas and common passage in the said premises in favour of the Purchaser/s strictly within the

DEVELOPER'S allocation of the said Building as per Agreement dated

GENERALLY to do or execute all other acts, deeds, things in the same manner and to some extent as we could do or execute such documents and we do hereby confirm and ratify and agree to confirm and ratify whatever have been done by the Attorneys or their men and agents during the continuance of the construction work.

A N D we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the Power, authorities and liberties hereby conferred upon under and by virtue of this Deed.

'SCHEDULE' ABOVE REFERRED TO

(Description of the Total Property)

ALL THAT piece and parcel of land measuring an area of **7 Cottahs 2 Chhitaks and 00 Sft Land** of land be the same a little more or less together with cemented Flooring Two Storied Building standing thereon comprised in C.S. Dag No. 6465 corresponding to R.S. Dag No. 7175 under C.S. and R.S. Khatian No.1893 in Mouza-Behala under Police Station Behala now Parnasree under Collectorate Touzi No. 346, J. L. No. 2, Rev. Survey No. 83; Pargana-Balia, within the then municipal limits of the South Sub-Urban Municipality now within the limits of the Kolkata Municipal Corporation in its Ward No. 129, lying and situates at municipal Premises No. 313, Rama Krishna Sarani, Kolkata- 700060 (after amalgamation) being Postal

Premise No. 113/21/3 Rama Krishna Sarani, Kolkata-700060, under A.D.S.R.O.- Behala in the District of South 24 Parganas. The total property is butted and bounded by:-

NORTH- KISHORE BHARATI BOYS' SCHOOL.

SOUTH- 16' WIDE K.M.C. ROAD.

EAST- 16' WIDE K.M.C. ROAD.

WEST- 10' WIDE K.M.C. ROAD.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the 3rd day of September 2021.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :

1. *Rega Dun*
28, N.C. D.M.R.D.,
Kol-34

Ranjana Nag
Anjana Aich

SIGNATURE OF THE LANDOWNERS/
PRINCIPALS

2. *Monoj Kant Aich*
MONOJ KANT, AICH
D-74, GULMOHAR PARK
NEW DELHI-110049

Accepted by me












EMMCOR
[Signature]
Partner

SIGNATURE OF THE DEVELOPER/
ATTORNEY

Drafted by:












Pinaki Ranjan Das

PINAKI RANJAN DAS
Advocate
Alipore Court
Kol-27

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					












NAME : SMT. RANJANA NAG

SIGNATURE : Ranjana Nag

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME : SMT. ANJANA AICH

SIGNATURE : Anjana Aich

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME : ..SRI SUBHASIS CHATTERJEE ...

SIGNATURE : Sri Subhasis Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



प्रातः नाम
Anjana Aich

जन्म वर्ष / Year of Birth : 1960
लिंग / Female

9422 7107 5161



आधार - आप आरम्भी का अधिकार



GOVERNMENT OF INDIA



नाम -
Kanjana Nag
Father - PRAMATHA RANJAN CHOWDHURY

आधार - 12 Digit Ahaar ID
Mobile - 9853 0633 1926



9853 0633 1926

आधार - साधारण मानुषेरे अधिकार

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

RANJANA NAG

PRAMATHA RANJAN CHOWDHURY

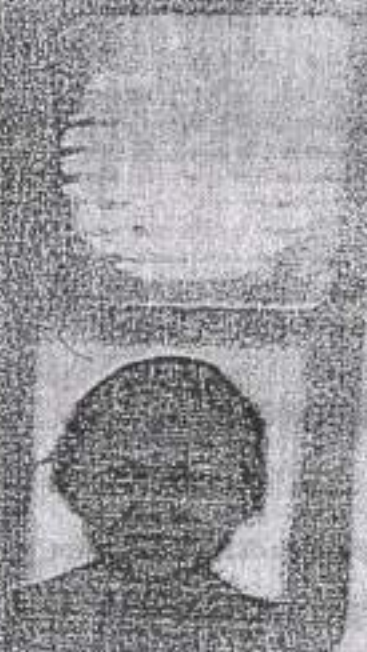
01/01/1958

Service Tax Account Number

ADTPN9235C

Ranjana Nag

SIGNATURE



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANJANA AICH
PRAMOTHA CHOWDHURY

01/01/1950
Fornificant Account Number

APEPA8581R

Anjana Aich

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEGPC5065F



नाम /NAME

SUBHASIS CHATTERJEE

पिता का नाम /FATHER'S NAME

DEBRANJAN CHATTERJEE

जन्म तिथि /DATE OF BIRTH

27-11-1968

हस्ताक्षर /SIGNATURE

Subhasis Chatterjee

Stahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGFE9242C

नाम / Name
EIMMCON

गठन / गठन की तारीख
Date of Incorporation / Formation
16/01/2018



12/03/18

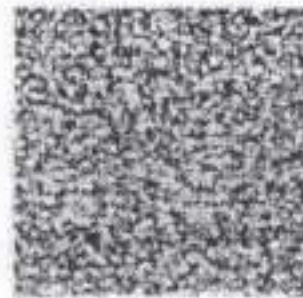
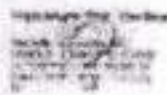
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No - 0547100034679851

Download Date: 18/12/2020

To
Suryasen Chatterjee
F1207
KAMARACHAK SARANI
GURUPARA ROAD
BEHALA
Panchsain Pally S.O
Nakala West Bengal - 700010
883007545

Issue Date: 02/12/2020



आपका आधार क्रमांक / Your Aadhaar No

0235 3651 2407

VID : 9120 6927 6750 1345

मेरा आधार, मेरी पहचान



संघीय गणराज्य

Government of India



Download Date: 18/12/2020



Subhasis Chatterjee
Date of Birth (DOB): 20/11/1994
Male: MALE

Issue Date: 02/12/2020

9235 3651 2407

VID : 9120 6927 6750 1345

मेरा आधार, मेरी पहचान



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001686804/2021	Office where deed will be registered
Query Date	03/09/2021 11:18:49 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Pinaki Ranjan Das Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433100811, Status : Advocate	
Transaction	Additional Transaction	
[D138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 10,30,000/-	Rs. 71,80,197/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article 48(g))	Rs. 21/- (Article E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160710415/2021	

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, Premises No: 313, Ward No: 129 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 2 Chatak	10,00,000/-	71,50,197/-	Width of Approach Road: 16 Ft., Project Name :
Grand Total :				11.7563Dec	10,00,000 /-	71,50,197 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Principals Details :

Sl No	Name & address	Status	Execution Admission Details :
1	<p>RANJANA NAG Wife of Late Swapan Kumar NAG113/21/3, Rama Krishna Sarani, City:- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 98xxxxxxxx1926, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
2	<p>ANJANA AICH Wife of Monoj Kanti AICH D-74, Golmohar Park,, City:- , P.O.- Golmohar Park, P.S.-CHANKYA PURI, District:-New Delhi, Delhi, India, PIN:- 110049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx1R, Aadhaar No: 94xxxxxxxx5161, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	<p>EMMCON P- 207, Goalapara Road (R. K. Sarani),, City:- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx2C, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	<p>SUBHASIS CHATTERJEE Son of Late Deb Ranjan CHATTERJEE- 207, Goalapara Road (R. K. Sarani),, City:- , P.O.- PARNASHREE, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5F, Aadhaar No: 92xxxxxxxx2407</p>	EMMCON (as PARTNER)

Identifier Details :

Name & address
<p>Mr Pinaki Ranjan Das Son of Late N. C. Das Alipore Court, City:- , P.O.- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of RANJANA NAG, ANJANA AICH, SUBHASIS CHATTERJEE</p>

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-5.87813 Dec
2	ANJANA AICH	EMMCON-5.87813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-50.00000000 Sq Ft
2	ANJANA AICH	EMMCON-50.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 03-10-2021) for e-Payment, Assessed market value & Query is valid for 30 days. (i.e. upto 03-10-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

V.C. 2510/2021









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16078001686804/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	RANJANA NAG 113/21/3, Rama Krishna Sarani, City:-, P.O.- PARNASHREE, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN-700060	Principal			Ranjana Nag 02/09/21
2	ANJANA AICH D-74, Golmohar Park, City:-, P.O.- Golmohar Park, P.S.-CHANKYA PURI, District:-New Delhi, Delhi, India, PIN-110049	Principal			Anjana Aich 02/09/21
3	SUBHASIS CHATTERJEE P-207, Goalapara Road (R. K. Sarani), City:-, P.O.- PARNASHREE, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN-700060	Representative of Attorney [EMMCON]			(Subhasis Chatterjee) 02/09/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pinaki Ranjan Das Son of Late N. C. Das Alipore Court, City:- P.O:- Alipore, P.S.- Alipore, District:- South 24-Parganas, West Bengal, India, PIN- 700027	RANJANA NAG, ANJANA AICH, SUBHASIS CHATTERJI			

(Sandip Biswas)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BEHALA

South 24-Parganas, West
Bengal